

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 2, 2008

The Board of Adjustment held its regularly scheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, April 2, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Barbara Wenger-Chairman
Susan Wilson
Gregg Chislett
Bill Orr
Andrew Herdeg, Alternate

Members Absent:

Hall Hammond, Alternate
Grant McFarland

Staff Members Present:

Shawn Eddy, Director of Public Works
Jack Guerra, Community Development Manager
Gracie Flores, Community Development Representative

The meeting was called to order by Ms. Wenger at 5:30 p.m.

Mr. Chislett made a motion to approve the minutes from March 5, 2008 as submitted. Mr. Orr seconded the motion.

The motion was approved with the following vote:

FOR: Wenger, Wilson, Chislett, Orr, Herdeg

AGAINST: None

CASE NO. 1978

429 College, request for the following variance(s): 1) a 25 ft. front yard setback instead of the 30 ft. minimum required 2) a 13 ft. 7 in. side yard setback instead of the 15 ft. minimum required, and 3) a side wall articulation of 45 ft. instead of the 35 ft. maximum allowed for a rear corner addition.

Mr. Guerra explained the case to the Board. Keith Shelly, Shelly Home Company, informed the Board that Shelly Homes is a custom homes builder. Mr. Shelly explained that Shelly Home Company has been a member of Southern Living Custom Builder Program since 2003 and that the SLCB Program is an invitation only program. Mr. Shelly stated that with this program they can make the home a Southern Living Showcase Home. Mr. Shelly explained that the showcase home will be opened to the public for two weekends in August 2008 to raise money for a Post Partum Depression Charity. Mr. Shelly also stated that he will close on the property later this month. Richard Garrison, architect, explained in detail the proposed design and why the variances were being requested in order to maintain a one-story house. Ann Coiner, 430 Evans, asked for more information on the project. Ms. Wenger asked how money would be raised. Mr. Shelly explained that there is a charge to

look at the house and 100 percent will go to the charity. Ms. Wenger asked how this will affect the city's ordinance on soliciting. Mr. Guerra explained that a special events permit will need to be obtained through the police department. Ms. Wenger asked if the opening would be during reasonable hours. Mr. Shelly stated that dates and times had not been set but they will follow whatever the requirements are. Mr. Guerra suggested that Mr. Guerra meet with someone in the police department to make arrangements.

A motion was made by Mr. Herdeg to grant the variances on the condition that the applicants receive a Power of Attorney from current owner or close on the property by April 27, 2008 and for applicant to acquire a Special Events Permit for the benefit. The motion was seconded by Mr. Orr.

The motion was approved with the following vote:

FOR: Wenger, Wilson, Chislett, Orr, Herdeg

AGAINST: None

CASE NO. 1979

325 Normandy, request for the following variance(s): 1) a 35 ft. 9 in. front articulation instead of the maximum 30 ft. allowed, 2) a 46 ft. 11 in. side articulation instead of the maximum 30 ft. allowed, and 3) a 42 ft. side articulation instead of the maximum 30 ft. allowed.

Mr. Guerra explained the case to the Board. Mr. Alejandro De La Torre, owner, explained his hardship to the Board. There was extensive discussion about lot coverage. Ms. Wenger asked about the size of the lot. Mr. De La Torre stated that it was 7500 sq. ft. Ms. Wenger asked if Mr. De La Torre intends to sell the house. Mr. De La Torre stated that he would. Ms. Wenger asked if the neighbors have seen the project. Mr. De La Torre stated that they had not. Ms. Wenger suggested to Mr. De La Torre that he discuss his plan with the neighbors. There was discussion about side yard articulation requirements and the style of the house.

A motion was made by Mr. Orr to continue the case. The motion was seconded by Ms. Wilson.

The motion was approved with the following vote:

FOR: Wenger, Wilson, Chislett, Orr

AGAINST: Herdeg

EXTENSIONS

Cases 1962, 223 Abiso, request for a 90 day extension of previously approved variances.

Mr. Orr made a motion to approve the 90 day extension request. It was seconded by Mr. Chislett.

The extension was approved with the following vote:


FOR: Wenger, Wilson, Chislett, Orr, Herdeg


AGAINST: None

There being no further business, the meeting adjourned at 6:45 p.m.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENTS ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.


Barbara Wenger, Chairman


Gracie Flores
Recording Secretary


Date Signed & Filed